

102.0

0002

0013.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

1,108,900 / 1,108,900

APPRAISED: 1,108,900 / 1,108,900

USE VALUE: 1,108,900 / 1,108,900

ASSESSED: 1,108,900 / 1,108,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		WHEELER LN, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KISS IMREATTILA	
Owner 2: BAYER-KISS AGNES	
Owner 3:	
Street 1: 3 WHEELER LN	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: LEPORE JOHN P -	
Owner 2: -	
Street 1: 79 STOWECROFT RD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION	
This parcel contains .167 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2009, having primarily Vinyl Exterior and 2184 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	1	Level
Street		
Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7265.000	661,700	600	446,600	1,108,900		65770
							GIS Ref
							GIS Ref
							Insp Date
							10/30/18

Total Card	0.167	661,700	600	446,600	1,108,900	Entered Lot Size
Total Parcel	0.167	661,700	600	446,600	1,108,900	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	507.74	/Parcel: 507.74	Land Unit Type:

PREVIOUS ASSESSMENT								Parcel ID	102.0-0002-0013.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	661,700	600	7,265.	446,600	1,108,900		Year end	12/23/2021
2021	101	FV	642,200	600	7,265.	446,600	1,089,400		Year End Roll	12/10/2020
2020	101	FV	642,200	600	7,265.	446,600	1,089,400	1,089,400	Year End Roll	12/18/2019
2019	101	FV	495,600	600	7,265.	452,900	949,100	949,100	Year End Roll	1/3/2019
2018	101	FV	495,600	600	7,265.	338,100	834,300	834,300	Year End Roll	12/20/2017
2017	101	FV	495,600	600	7,265.	306,200	802,400	802,400	Year End Roll	1/3/2017
2016	101	FV	495,600	600	7,265.	293,500	789,700	789,700	Year End	1/4/2016
2015	101	FV	485,700	600	7,265.	248,800	735,100	735,100	Year End Roll	12/11/2014

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEPORE JOHN P,	55072-81		7/29/2010		720,000	No	No		
COOPER RICHARD	51098-548		4/29/2008		356,000	No	No		
COOPER RICHARD	49930-450		8/13/2007	Family		1	No	No	
	9298-212		1/1/1901	Family		No	No	N	

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name		
8/24/2018	1226	Solar Pa	31,990	C					10/30/2018	MEAS&NOTICE	BS	Barbara S		
12/18/2017	1656	Alterati	4,000	C					4/13/2010	MLS	BR	B Rossignol		
10/8/2009	961	New Buil	113,000	C					1/27/2010	Info Fm Prmt	BR	B Rossignol		
10/8/2009	960	New Buil	500	C					4/2/2009	Measured	345	PATRIOT		
9/24/2009	892	Foundati	10,000	C					11/30/1999	Inspected	267	PATRIOT		
9/4/2009	815	Demoliti	7,000						11/9/1999	Mailer Sent				
6/26/2005	603	Addition	22,500	C		G7	GR FY07	1 story addition 1	10/25/1999	Measured	264	PATRIOT		
									8/15/1991		JK			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7265	Sq. Ft.	Site			0	70.	0.88	5									446,563						446,600	



Prior Id # 1:	65770
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/30/21	06:49:43
LAST REV	
Date	Time
02/19/19	11:22:53

ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 2	Rating: Very Good												
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good												
Prime Wall: 4	- Vinyl			A HBth:	Rating:												
Sec Wall: 2	- Clapboard	30 %		OthrFix:	Rating:												
Roof Struct: 1	- Gable			OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1							
Color: GRAY				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Frl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: B	- Good			CONDOS INFORMATION				Lvl 2									
Year Blt: 2009	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct: G11	Fact: .			Floor:				Totals	RMs: 8	BRs: 4	Baths: 2	HB: 1					
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: VG - Very Good	0.9 %			Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal	1 - Drywall			Functional:		%		Interior:	1	8	4	m					
Sec Int Wall:		%		Economic:		%		Additions:									
Partition: T	- Typical			Special:		%		Kitchen:									
Prim Floors: 3	- Hardwood			Override:		%		Baths:									
Sec Floors:		%		Total:	0.9 %			Plumbing:									
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	130.00			Heating:									
Bsmnt Gar:				Size Adj.: 1.13076925				General:									
Electric: 3	- Typical			Const Adj.: 0.99989998													
Insulation: 2	- Typical			Adj \$ / SQ: 146.985													
Int vs Ext: S				Other Features: 105766													
Heat Fuel: 1	- Oil			Grade Factor: 1.33													
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 667726													
% Com Wal	% Sprinkled			Depreciation: 6010													
				Depreciated Total: 661716													
MOBILE HOME				Make:		Model:		WtAv\$/SQ:	AvRate:	Ind.Val							
SPEC FEATURES/YARD ITEMS				Serial #:				Juris. Factor: 1.00		Before Depr: 195.49							
				Year:				Special Features: 0		Val/Su Net: 157.66							
				Color:				Final Total: 661700		Val/Su SzAd: 302.98							
PARCEL ID 102.0-0002-0013.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2005	0.00	T	11.2	101					
19	Patio	D	Y	1	240	A	AV	1970	3.81	T	39.2	101			600		600
More: N	Total Yard Items:	600	Total Special Features:			Total:	600										
IMAGE AssessPro Patriot Properties, Inc																	
																	